

## **TECHNICAL COMMITTEE REPORT**

**To:** Planning Commission

**From:** Technical Committee

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**Date:** August 9, 2006

**File Number:** L060305

**Recommended Action:** Recommend Adoption of the attached regulations on Gateways and Public View Corridors

**Reasons the Proposal should be Adopted:** The proposed amendment should be adopted because the Comprehensive Plan has policies that state that gateways and public view corridors should be identified and that gateway designs should be developed. This proposal accomplishes both. Further, this proposal is a means of protecting community character by preserving key public views of landscapes unique to the Redmond community.

### **I. APPLICANT PROPOSAL**

**A. APPLICANT** City of Redmond

**B. REASON FOR PROPOSAL** To implement the Comprehensive Plan.

### **II. RECOMMENDATION**

The Technical Committee recommends amending the Community Development Guide as shown in Exhibit A, Design Regulations for Gateways and Public view corridors. In summary, this amendment would:

1. Identify key gateways or entrances to the City of Redmond.
2. Establish general design guidelines for entrance signage.
3. Identify public views of citywide significance.
4. Establish the means to protect public views of citywide significance.

### **III. BACKGROUND**

As a part of the 2004-05 major update of Redmond's Comprehensive Plan, an element was added to address community character. During the planning process, the public identified characteristics that they felt uniquely identified Redmond and suggested ways to preserve those elements. They also suggested methods to create character, identified certain natural features and views that should be preserved, and suggested adding entrance signage or features. From this input, policy language evolved calling for identification of major entrances/gateways to the City and identification of public view corridors and methods to protect or enhance them.

#### **Gateways**

To determine where gateways exist, staff considered where people would most likely enter the City if coming from elsewhere and how commonly those entrances were used. Many of the roads date back to historic patterns of travel to and from the City and due to the unique geographic location of Redmond major pathways come from all directions creating multiple entranceways. Staff also considered the volume of people experiencing a particular entrance. Again, since Redmond is a crossroad between places of residence, shopping, and workplaces, it has many key entrances. Staff also considered whether to define entrances where people enter the City by foot, bike, horse, etc. as gateways. Because financial resources are limited and such signage would fall to capital projects funding, at this time the recommendation is to identify entrances that would maximize exposure.

Once gateways were identified, staff looked at the nature of the entrance to develop ideas for design. Staff looked at the following:

- Surrounding land use. Primarily residential? Commercial? Industrial? Etc. When consistent inside and outside the city, the type of land use drove the design concept. If there was a residential component, landscape materials were encouraged. If the area was strongly commercial/industrial, hardscape elements were acceptable.
- Does the land use transition abruptly? In these cases the land use inside the City was given the most weight in developing the design context.
- Is there some historic context surrounding the site? If a strong historic element existed the design context incorporated it.

#### **Public View Corridors**

Certain views had been identified in public workshops and planning staff were consulted regarding any unique views they recalled when out in the field. This was used as a

starting point. A topographic map was created to assist in evaluating where public views might be most likely to occur. This map included major streets and public parks. Staff then drove/walked along major roads and visited park sites, photographing potential sites and making notes for later analysis.

Staff used several criteria to identify public view corridors. They are:

- Was the view or object of the view identified by the public as something that made Redmond special?
- Was the view strongly associated with a feature within Redmond? This included such land forms such as the Sammamish River, Lake Sammamish, and Bear Creek.
- If the view was to a landform or object outside Redmond such as Mt. Rainer, the Cascades, or city skylines, then additional criteria were applied:
  - Did it constitute a view that the majority of the public would easily recognize? (i.e. Seattle skyline)
  - Was the object of the view clearly visible? That is, was it a partial view or a complete view of the object? (i.e. the top of Mt. Rainer vs. the entire mountain) Did it stand out strongly enough to be clearly seen or was it too distant on the horizon?
- Was the view seen from a public place? This included major roadways, bike paths, or pedestrian paths and parks.
- Was there a reasonable means of protecting the view? Would there be problems with enforcement? View blockage because of growth or placement of landscaping would lead to difficulties in enforcement most notably in single-family residential areas.
- Would the view remain over time or was there a possibility that existing vegetation (not reasonably removed or pruned) would eventually block it?

Once these questions had been addressed the next consideration was the method for protection. These considerations were taken into account.

- What was the best means to protect a particular view? This tended to differ widely considering topography, current height restrictions, and nature of the view.
- To what degree would the regulation restrict the use of property and was the regulation evenly applied to all properties within a view corridor?
- Would applying the regulation conflict with other goals? (i.e. height restrictions could conflict with goal of increasing residential density in identified centers) If so to what degree?

## **IV. ALTERNATIVES**

### **A. ISSUES CONSIDERED AND ALTERNATIVES**

#### **Gateways**

Primary Issues Considered:

- Which entrances are major City gateways and which are more neighborhood or minor entrances by nature of location or volume of people experiencing them?

- What are the unique features or nature of the entrance or its history that would drive design?

### **Alternatives:**

#### Alternative 1. Exhibit A

Eleven major gateways to the city are identified. Most of these gateways represent entrances from historic roads/trails, many in existence before the City was incorporated. Equestrian and bike/pedestrian entrances are not defined. Designs incorporate historic context or signage forms typical of the surrounding land use.

Identification of gateways called for in Policy CC-13 would be accomplished under this alternative. Clear direction will be set for design should a funding source be identified to enhance entrances into the City.

#### Alternative 2.

Same as alternative 1 but add gateways from major equestrian paths and bike/pedestrian trails.

Identification of gateways called for in Policy CC-13 would be accomplished. Clear direction will be set for design should a funding source be identified to enhance entrances into the City. A greater amount of resources would be needed to implement this alternative than in Alternative 1.

#### Alternative 3. No Action.

Identification of gateways could occur at a later time.

### Public View Corridors

Primary Issues Considered:

- Where public views existed.
- What method would protect the view?
- Whether regulating a view would conflict with other goals of the Comprehensive Plan.
- The degree that the regulation impacted the use of a property.
- Whether the method of regulation would create an enforcement problem.

### **Alternatives:**

#### Alternative 1. Exhibit A

Public view corridors are identified. A variety of regulations developed based on the characteristics of the corridor would govern the treatment of these identified public view corridors in order to maintain all or a portion of the identified corridors.

Major public view corridors and the means to protect them will be identified before they are lost to additional development or insensitive landscaping. This implements portions of Policy CC-13.

### Alternative 2. No Action.

Identification of public view corridors could occur at a later time. In the meantime significant views could be lost such as occurred along Redmond-Woodinville where a significant view of the Sammamish Valley was lost and replaced by a solid non-ornamental fence.

## **B. COMPARISON WITH OTHER COMMUNITIES, APPROACHES**

Staff was able to find regulations from the following communities.

Colorado - Boulder

Washington - Edmonds, Kirkland, Everett, Olympia, Port Townsend, and Seattle

Californian – Oakland

Canada – Vancouver, BC

Approaches ranged from statements of general objectives to highly prescriptive regulations where height or percentage of lot was used as a regulator. In all of the above regulations where prescriptive measures were used, the view was to a shoreline. Some codes addressed landscaping. Many described design solutions that are found in the Design Regulations that Redmond currently uses. The main difference is that the specific view was first identified in other codes whereas Redmond's current design regulations address views in a generic sense leaving it open to interpretation as to what views are significant. The proposed changes would limit view preservation to identified views of citywide significance.

## **V. ANALYSIS**

### **A. EXISTING CONDITIONS**

The City of Redmond has policies in place concerning the identification of gateways as well as policies concerning the identification and preservation/enhancement of public view corridors. There are currently no regulations or programmatic efforts addressing either issue.

Current design guidelines have language addressing design to enhance/preserve/create views but do not identify what views are to be enhanced, preserved, or created.

### **B. COMPLIANCE WITH CRITERIA FOR AMENDMENTS**

Redmond Comprehensive Plan Policies PI-16, LU-24 and LU-9 direct the City to take several considerations, as applicable, into account as part of decisions on proposed the Comprehensive Plan and Community Development Guide amendments. The amendment criteria applicable to this proposal will be addressed below.

The following is an analysis of how this proposal complies with the requirements for amendments.

**1. Consistency with Growth Management Act (GMA), State of Washington Department of Community Trade and Economic Development Procedural Criteria, VISION 2020 or its successor, and the King County Countywide Planning Policies.**

The gateway and public view corridor regulations (except the shoreline portion) are not mandated by GMA. The regulation did evolve from the public participation that was mandated for the creation and modification of the Comprehensive plan. The proposed regulations are not in conflict with any portion of the GMA statute. The regulation is consistent with procedural criteria. This regulation does not conflict with VISION 2020 or the King County Countywide Planning Policies.

**2. Consistency with Redmond's Comprehensive Plan, including the following sections as applicable:**

**3. Consistency with the goals contained in the Goals, Vision and Framework Policy Element.**

FW-40 Promote opportunities to enhance public enjoyment of the river and lake vistas .....

The view corridor section protects vistas to these resources.

**a. Consistency with the preferred land use pattern as described in the Land Use Element,**

Application of public view corridor regulations will likely affect design in the Overlake area but should not impact the properties such that the preferred land use pattern would not be achieved. It is not anticipated that it will affect land use patterns in areas other than Overlake.

The change to the shoreline regulations supports the land use pattern describe in the Land Use Element.

**b. Consistency with Redmond's community character objectives as described in the Community Character/Historic Preservation Element or elsewhere in the Comprehensive Plan.**

The gateway and public view corridor regulations implement CC-13 and CC-14 of the Community Character and Historic Preservation Element.

**4. Potential general impacts to the natural environment, such as impacts to critical areas and other natural resources.**

There should be no impact to critical areas or the natural environment.

**5. Potential general impacts to the capacity of public facilities and services. For land use related amendments, whether public facilities and services can be provided cost-effectively and adequately at the proposed density/intensity.**

There should be no impact to public services.

**6. Potential general economic impacts, such as impacts for business, residents, property owners, or City Government.**

There would be some impact to the extent that considerations would have to be made in the design phase of certain developments, parks planning, or roadway improvements, however the effect should be negligible as public view corridor planning would be integrated into the design process along with other considerations. The change to the shoreline regulations could prevent hardships to property owners in the residential zones.

For gateways, there would be an impact to the city for the construction that was already a considered in the adoption of the policy language. With guidance set for design it could lessen the cost of preparing design alternatives.

**7. For issues that have been considered within the last four annual updates, whether there has been a change in circumstances that makes the proposed amendment appropriate or whether the amendment is needed to remedy a mistake.**

This proposed amendment is an implementation to the adopted plan and is therefore appropriate.

**The following items apply when proposed amendments concern allowed land uses or densities, such as proposed amendments to the Land Use Plan Map, land use designations, allowed land uses, or zoning map.**

**C. RELATIONSHIP TO PENDING AMENDMENTS IN THE 2005-06 COMPREHENSIVE PLAN PACKAGE**

N/A

**VI. AUTHORITY AND ENVIRONMENTAL, PUBLIC AND AGENCY REVIEW**

**A. Subject Matter Jurisdiction**

The Redmond Planning Commission and the Redmond City Council have subject matter jurisdiction to hear and decide whether to adopt the proposed Development Guide Amendment.

**B. Washington State Environmental Policy Act (SEPA)**

A Determination of Non-Significance and SEPA Checklist were issued for this non-project action on

**C. 60-Day State Agency Review**

State agencies were sent 60-day notice of this proposed amendment on August 2, 2006.

**D. Public Involvement**

The public has opportunities to comment on the proposed amendment through the Planning Commission review process and public hearing.

**E. Appeals**

RCDG 20F.30.55 identifies Development Guide Amendments as a Type VI permit. Final action is held by the City Council. The action of the City Council on a Type VI proposal may be appealed by filing a petition with the Growth Management Hearing Board pursuant to the requirements

**VII. LIST OF EXHIBITS**

**Exhibit A: Proposed Amendment**

**Exhibit B: Threshold Determination and SEPA Checklist**

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Rob Odle, Planning Director

Date

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Dave Rhodes, Public Works Director

Date

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# EXHIBIT A

Insert new Sections

## 20D.45 Design Standards for Public View Corridors and Gateways

### 20D.45.10 Purpose.

The purpose of this section is to:

- (1) Identify gateways to the City and establish design standards for them.
- (2) Identify and establish design standards to protect identified view corridors. These are views from public spaces such as parks, trails, or streets that have particular significance in preserving the unique character of the City of Redmond.

### 20D.45.20 Scope and Authority.

(1) Scope. There are two sets of standards: City-wide public view corridor design standards and Shoreline Master Program view design standards.

City-wide standards shall apply to all projects located in the city within any of the view corridors identified in this section. Additional standards shall apply within shoreline jurisdictions identified under the Shoreline Master Program.

### 20D.45.30 Administration.

Review of development on properties affected by these standards shall be:

- (1) By the Design Review Board for all applications that require review under 20D.40, Design Standards.
- (2) Administrative if exempt from 20D.40, Design Standards, however, the application may be forwarded to the Design Review Board for consultation.

### 20D.45.40 Identification of Gateways

Map 20D.45.40-10 shall identify major gateways or City entrances. Design guidelines unique to the character of that gateway are located in table 20D.45.40-20, Gateways.

20D.45.40-10 Gateways (See Map)

20D.45.40-20. Design Guidelines for Gateway Entrances (See Table)

### 20D.45.50 Identification of City-wide Public View corridors.

Map 20D.45.50 shall identify areas from which there are significant views from public spaces. Each area identified will correspond to a more detailed map/diagram and a verbal description that may be supplemented with photos/diagrams of the views to be preserved together with design guidelines to be used to protect that particular view.

20D.45.50 Public View Corridors (See Map)

**20D.45.50.10 View 1, Territorial View of the Sammamish Valley from Redmond-Woodinville Rd looking northwest.**

(1) Description of view to be protected. Territorial View of the open farmlands of the Sammamish Valley including several parcels permanently protected as farmlands. Distant ridgelines enclose this view.

(2) Improvements to portions of Redmond-Woodinville Road from NE 124<sup>th</sup> Avenue south for four blocks shall avoid the use of sight obstructing guardrails or barriers along the western side of Redmond-Woodinville Road. Landscape materials shall not consist of hedges or street trees that would obscure entire lengths of the public view corridor and generally are discouraged. Low lying plant materials are encouraged. If taller plant materials are used they shall be clustered and clusters widely spaced to provide for continuous views to the Sammamish Valley.

**20D.45.50.20 View 2, Territorial View of the Sammamish Valley along NE 116th Road**

(1) Description of view to be protected. A territorial view of the Sammamish Valley and Mt Rainer can be seen along NE 116<sup>th</sup> St from Willows Road to the York Bridge.

(2) Solid fencing, solid hedges or rows of trees will not be allowed south of NE 116<sup>th</sup> Street in the Urban Recreational Zone if the fencing or the height of the landscaping at mature growth would block views of the Sammamish Valley or of Mt. Rainier. The use of street trees or median dividers with hedges for roadway improvements shall not be allowed.

**20D.45.50.30 View 3, Territorial View of the Sammamish Valley along Willows Road**

(1) Description of view to be protected. A territorial view of the Sammamish Valley with distant ridgelines of Education Hill in the background, and a view of Mt. Rainer can be seen along Willows Roads from just north of the Willows Run Golf Course complex to the City limit.

(2) Solid fencing, solid hedges or rows of trees will not be allowed along the east edge of Willows Road or along property lines between the road and the Sammamish River. The use of street trees on the eastern edge or median dividers with hedges for roadway improvements shall not be allowed.

**20D.45.50.40 View 4, Puget Power Trail to Sammamish Valley**

(1) Description of view to be protected. Views are of the Sammamish Valley and the west ridgeline above the Sammamish Valley beginning as one descends the trail on the Puget Power right-of-way almost to Redmond-Woodinville Road.

(2) Height of developments in this public view corridor shall not exceed the point that will completely obscure this view and must reserve a reasonable portion of such territorial views through such means as height modulation or the creation of sightlines through the development. If such sightlines are created they are not to be obscured with solid fencing or landscaping that will immediately or upon reaching maturity obscure such sightlines. Trail fencing in this public view corridor should be kept to a minimum, built low when feasible, use natural or natural looking materials and colors, and use such fence types such as post & rail or split rail.

**20D.45.50.50 View 5, Reservoir Park**

- (1) Description of view to be protected. This view is a territorial view of the Sammamish Valley and distant ridgelines of Northeast Rose Hill from the Downtown to the northern border of the city from Reservoir Park. There are some interdispersed trees, both conifer and deciduous that break the ridgelines but do not obstruct the primary view.
- (2) Solid fencing, solid hedges or rows of trees should be avoided where they would obstruct views of the Sammamish Valley. Avoid planting evergreen trees or trees with broad canopies in areas of the park where they would occlude major portions of the view.

**20D.45.50.60 View 6, Downtown and Sammamish Valley from 148<sup>th</sup> Avenue NE.**

- (1) Description of view to be protected. Beginning approximately 500 feet south of the Redmond Way intersection, views of the Sammamish Valley and distant mountains are evident. Near the intersection the details of Downtown development patterns become apparent. From the point north of Redmond Way views are to the north and northeast to about half way to the bottom of the hill.
- (2) Solid fencing, solid hedges or rows of trees will not be allowed where they would obstruct views out to the Sammamish Valley or Downtown. Signage located in this public view corridor shall be designed to minimize view obstruction.

**20D.45.50.70 View 7, Views along the SR520 corridor.**

- (1) Description of view to be protected. Southbound, the SR520 corridor has framed views of Mt. Rainier and northbound presents territorial views of downtown Redmond, Marymoor Park, and the Cascade mountain range.
- (2) Transportation projects that involve structures such as sound walls, bridges, or the addition of high-capacity transit shall submit an analysis for plan review of potential view obstruction and the possible means to mitigate this obstruction. Design proposals shall not call for complete obstruction of identified views unless it can be demonstrated that there is no reasonable alternative.

**20D.45.50.80 View 8, Cascade Range from section of 148<sup>th</sup> Ave NE along Microsoft Lakeridge**

- (1) Description of view to be protected. Views of the Cascade Range can be seen from 148<sup>th</sup> Ave NE along the main entrance between buildings of the Microsoft Lakeridge development.
- (2) New development shall maintain no less than 30% of the existing view corridor. It is preferable if an open space corridor is maintained although modulation of building heights may be used such that the mountains can be seen over lower sections of structures. Solid fencing or solid landscaping that will immediately or upon reaching maturity obscure views of the Cascade Range will not be allowed in this view corridor. Type III landscaping shall be the preferred landscaping in the view corridor.

**20D.45.50.90 View 9, Seattle and Bellevue skylines and Olympics**

- (1) Description of view to be protected. Views exist along the NE 24<sup>th</sup> Street corridor lying slightly southwest from the street from the eastern side Bel-Red Road almost to 152<sup>nd</sup> Ave NE. The view of the downtown Seattle skyline is prominent with portions of the Olympic range noticeable. As one proceeds down the hill towards 152<sup>nd</sup> Ave NE, the downtown Bellevue skyline can be seen together with that of Seattle's.

(2) Development in this area shall preserve portions of the view from NE 24<sup>th</sup> Street of no less than 20% across the site. The location, height, massing of structures, and types of landscaping should take views into consideration. Consideration will be given to how any view combines with another development to create a wider view corridor. An analysis of potential view obstruction and the means taken to mitigate this obstruction shall be submitted at the time of site plan review. Complete obstruction will only be allowed if:

- (a) There is no reasonable alternative; or
- (b) Obstruction is essential to the overall quality of the development; and
- (c) The view obstruction is not detrimental to achieving the overall vision of the Overlake retail commercial area; and
- (d) The physical design of the development which causes the view obstruction is of a superior and unique design from typical developments of the same type and that it will enhance the physical character of the immediate surroundings.

**20D.45.50.100 View 10, Cascade View Park and NE 40<sup>th</sup> Street**

(1) Description of view to be protected. There are Cascade views from the north side of NE 40<sup>th</sup> Street and from locations within the Cascade View Park directly east from some vantages and to the north east from others.

(2) Solid fencing, solid hedges or rows of trees should be avoided where they would obstruct views across those portions of the park where the Cascade Range can be seen. Any additional structures, signs, or landscaping in the park should be designed to protect these views.

**20D.45.50.110 View 11, NE 24<sup>th</sup> Street and Viewpoint Open Space Park.**

(1) Description of view to be protected. From the top of the hill and from points entering the trail in the Viewpoint Open Space Park, views of the Sammamish Plateau and a very distant view of the Cascades are visible. From the trail the views are filtered but not completely obstructed by trees and vegetation.

(2) The addition of signage along NE 24<sup>th</sup> Street that would obstruct views should be avoided. To enhance views from the Viewpoint Open Space Park, blackberry and non-native vegetation removal should be encouraged and replacement should be with native species that would maintain existing framed or filtered views from the park.

**20D.45.50.120 View 12, Lake Sammamish along Idylwood Park**

(1) Description of view to be protected. Views are of Lake Sammamish from West Lake Sammamish Parkway alongside Idylwood Park. Views are from the sidewalk, bike lanes, and the roadway. Views are through existing vegetation and are more open on the northern half of the park.

(2) Road projects along the eastern edge of West Lake Sammamish Parkway shall not include sight obscuring objects such as fencing or hedge like landscaping. This treatment should be avoided within the park as well and any additional structures, signs, or landscaping within the park should be designed to protect views to the Lake. Development along this stretch of the corridor additionally shall follow the shoreline view regulations.

**20D.45.50.130 View 13, Bear/Evans Creek Valley /Cascade Range from NE 80<sup>th</sup> & 172<sup>nd</sup> Ave NE**

(1) Description of view to be protected. Where NE 80<sup>th</sup> Street curves north to turn into 172<sup>nd</sup> Avenue NE a narrow public view corridor exists following the existing electric lines that overlooks business park area; however the primary view is of the Bear/Evans Creek Valley and to distant mountain peaks. The corridor extends nearly to Avondale Way.

(2) Maintain the right-of-way/utility corridor for potential pedestrian use. Trail enhancements could create additional accessibility for the public to this view corridor. Undergrounding of utility lines would also enhance this view.

**20D.45.50.140 View 14, Bear/Evans Creek Valley**

(1) Description of view to be protected. Pastoral views of the Bear/Evans Creek valley towards the east of the Bear/Evans Creek valley extend nearly a half-mile along a stretch of Avondale Road just below the entrance to the Ashford Park Condominiums to just short of the Bear Creek crossing. The view is currently almost unobstructed with only a handful of single-family structures in the northern stretch.

(2) Sight obscuring fencing will not be allowed along Avondale Road anywhere between the road and Bear/Evans Creek. Fences such as split rail would be allowed. New development will avoid sight-obscuring tall hedge-like landscaping. Development along this stretch of the corridor additionally shall follow the shoreline view regulations.

**20D.45.50.150 View 15, Cascade Range from 172<sup>nd</sup> Avenue NE trail**

(1) Description of view to be protected. A panoramic view of the Cascade Range can be seen perpendicular to the trail corridor along the southern portion of the Redmond High School athletic field. The winter view is more open because the foliage is deciduous; however the trees are spaced to provide views between them. There is a section of the trail between the end of the track to the bleachers (approximately 150 feet of trail frontage from NE 104<sup>th</sup> Street to the north) where the view is unimpaired by either landscaping or structures.

(2) Ensure that any structures such as additional seating built in this public view corridor would allow views out over or through them. Fences high enough to be in the line of sight are strongly discouraged. Fences, if constructed, shall not be constructed of sight obstructing materials and shall be constructed of materials that allow views through. Any additional landscaping placed within 25 feet of the east portion of the trail along this section shall be Type III or IV plant materials except that additional trees shall be prohibited. Blackberry removal along the existing fence is encouraged to prevent encroachment into the view.

**20D.45.60 Unidentified Views**

The intent of this section is to identify the majority of existing view corridors. However, should additional views be identified through situations such as annexation, creation of a view due to development/redevelopment, or during a public planning process the following criteria will be used to adopt a public view corridor that would warrant protection:

1. The feature being viewed is strongly associated with the identity of the City of Redmond. An example is the Sammamish River.

2. The view is from a public space that is readily accessible to most of the public, such as from a public park.
3. The view will remain for an extended period and existing landscaping, pruned properly, or native vegetation will not obscure it in the future.
4. There is a reasonable means of protecting such a view.
5. The feature being viewed or a significant portion of it in the case of lakes, rivers or mountain ranges is able to be seen clearly.

Make the following changes to existing design regulations:

## 20D.40 Design Standards

### 20D.40.50 Design Standards for Public View Corridors and Gateways.

#### 20D.40.20-020 Design Contexts.

##### (2) Design Criteria.

- (a) Site dDevelopment ~~sites~~ should blend with natural landforms and be designed to maximize scenic views identified as public veiw corridors.

#### 20D.40.20-030 Relationship to Adjacent Properties.

##### (2) Design Criteria.

- (f) Consider the impact of building mass, color, lighting, and design upon adjacent open spaces, continuity of identified public view corridors, public open spaces or parks, and recreation areas.

#### 20D.40.25 Site Design Standards.

##### 20D.40.25-010 Purpose.

The purpose of this section is to establish criteria for development-wide design and improvements of natural features and sensitive areas, open space and recreation, safety, lighting, service areas, and storm water facilities. (Ord. 1993)

##### 20D.40.25-020 Natural Features and Sensitive Areas.

##### (1) Intent.

- (e) To encourage enhancement of natural landscapes and ~~views~~scapespreservation or enhancement of identified public view corridors to natural landforms or water bodies after initial clearing and development.

##### 20D.40.25-030 Open Space and Recreation.

##### (2) Design Criteria.

- (g) Views into or through a development where identified as public view corridors or shoreline views should be preserved, opened up or designed to become part of the surrounding open space focus. Design to offer views of interior open spaces within a development is encouraged.

20D.40.30-050 Multiple Building Design.

(2) Orient buildings to retain ~~offer and balance~~ views to, from, and through the site where identified as public view corridors or shoreline views by taking advantage of topography, building location, and style.

20D.40.35-020 Planting Design.

(1) Intent.

(a) Planting design is an integral part of the overall site and community design and should complement the architecture, other site elements and the visual appearance of the neighborhood, as well as the northwest environment. Placement of landscaping and eventual height of plantings should ensure that identified public view corridors are preserved. The landscape plan should be based on a well-defined concept addressing criteria for function, design, horticulture, maintenance, and irrigation.

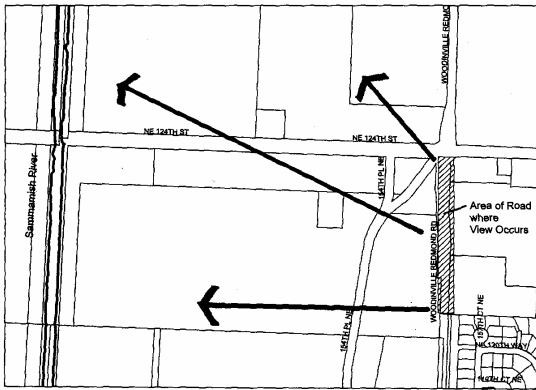
(2) Design Criteria.

(b) Usable Open Space and Public View Corridors. Provide space on-site for active and/or passive recreational purposes. When located in an identified public view corridor, this open space may also provide views through a development to important features such as the Sammamish Lake, River, and the River Valley, Bear Creek or panoramic mountain views.

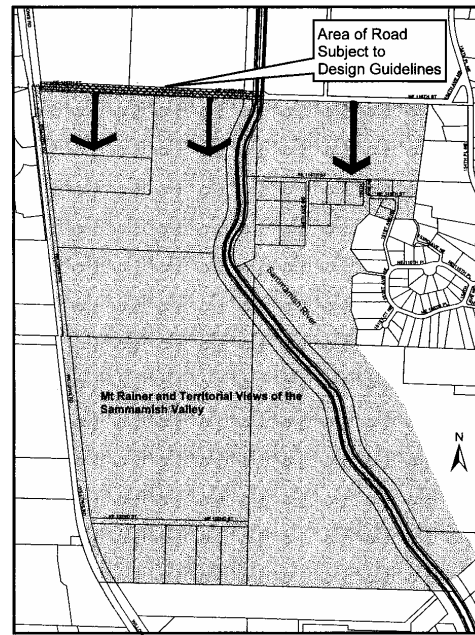
**Table 20D.45.40-20**  
**Design Guidelines for Gateway Entrances**

No.	Name	Description
1	Theno's Corner	Coming from both Woodinville and the Totem Lake area this is a transition from open rural farm-like spaces to a low-density residential zone.
Signage should use natural materials such as stone and wood and should be designed to reflect the agricultural heritage and residential character. Plantings such as flower beds are appropriate and encouraged for this gateway. Lighting is encouraged to use lantern lighting.		
2	Willows Road	Coming from the Totem Lake area this entrance is flanked by business park uses on one side and protected open space on the other.
This entrance should reflect the business park uses however at the same time the use of materials should not be in conflict with the character of the open valley. Monument signage similar to a business park entrance would be appropriate and the use of plantings in conjunction with signage is encouraged.		
3	Kirkland/Redmond entrance	This entrance transitions from a commercial zone into a residential zone and leads to a primary entrance into downtown.
Signage for this gateway could use a variety of materials. A wide variety of styles could be used; however, an industrial look should be avoided.		
4	Old Redmond Road	This corner is surrounded by commercial on all sides except the SE corner parkland. The openness of the park space transitions the entrance into a low-density residential zone.
Signage in this area should reflect the entrance into an area of residential character and be designed similarly to the entrance signage of subdivisions.		
5	Overlake Entrance	This area is a commercial zone currently consisting of mostly retail uses. Addition of high-density residential is envisioned in the future. Currently the transition from Bellevue to Redmond is vague.
Signage in this area can use a wide range of materials reflecting an urban character. Hardscape or a combination of hardscape and vegetation are appropriate. Signage here should clearly emphasize the transition between cities.		
6	West Lake Sammamish Parkway	This entrance is surrounded by low-density residential uses on all sides. The transition between Bellevue and Redmond is not distinct.
Signage in this area should reflect the surrounding residential character and be designed similarly to the entrance signage to neighboring subdivisions. Alternately a gatepost entranceway would be appropriate.		
7	East Lake Sammamish Parkway	This entrance is flanked by the lake on one side and is zoned for a range of uses from commercial to residential on the uphill side. The entire area was the site of the historic Campbell lumber mill through the 1920s. Treatment of this entrance should reflect its historic roots.
Signage in this area can use a wide range of materials to reflect entrance into a more urban area. Use of landscape materials in conjunction with signage is encouraged.		
8	Redmond Way East	This entrance is a clear demarcation from a rural character to a mixture of urban uses ranging from residential to industrial/commercial. This is also leads to a primary entrance into the Downtown.
Signage in this area can use a wide range of materials to reflect entrance into a more urban area. Use of landscape materials in conjunction with signage is encouraged.		
9	Union Hill Road	This entrance is a clear demarcation from a rural character to business park and industrial uses.
Signage in this area should reflect the industrial/business park character of the area. Materials should reflect those commonly used in business and industrial parks.		
10	Novelty Hill Road	This entrance provides a transition from a rural character to a variety of residential densities and includes a transition across the major natural waterway of Bear Creek.
Signage should use natural materials such as stone and wood and be designed to reflect the residential character. Use of a water element to reflect the river crossing and use of landscape materials are encouraged at this gateway. Lighting should be subdued in nature.		
11	Avondale	Coming from both Woodinville and the rural county area this is a transition from low-density residential zones. Neighborhood commercial is found on the southern portions of this gateway.
Signage in this area can use a wide range of materials to reflect entrance into a more urban area. Use of landscape materials in conjunction with signage is encouraged.		

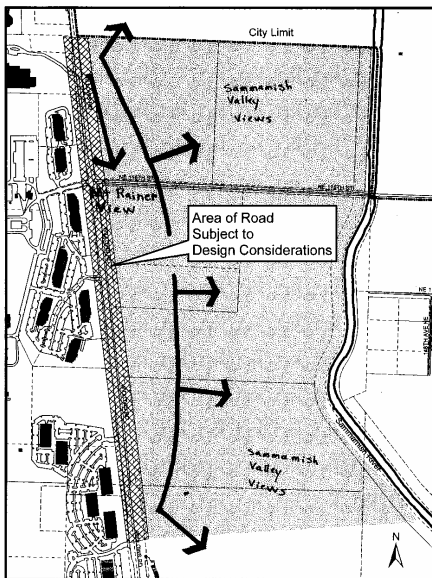




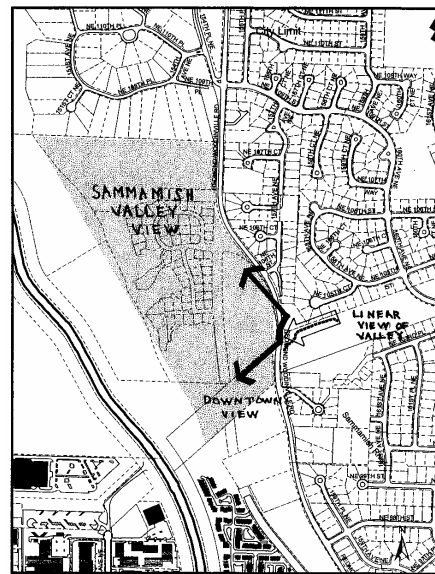
View 1. Area of Road Subject to Design Guidelines



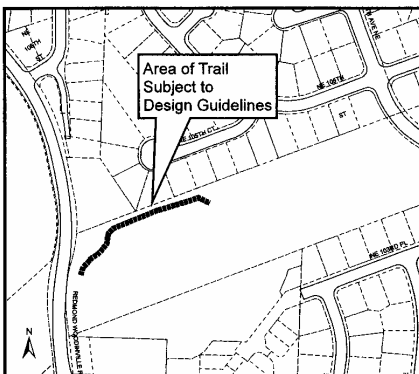
View 2. Shading illustrates area Subject to Design Guidelines



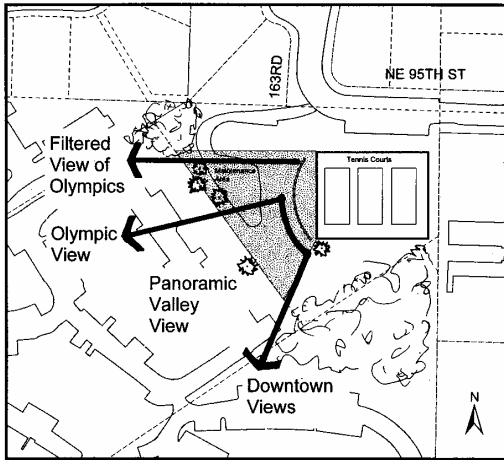
View 3. Shading illustrates area Subject to Design Guidelines



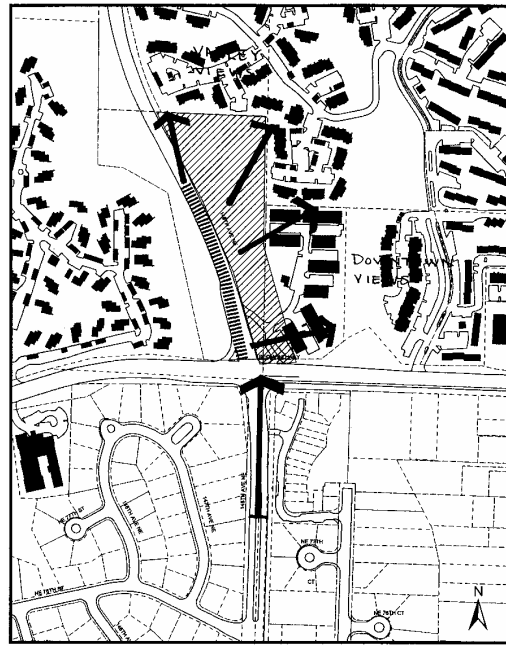
View 4. Figure 1. Shading illustrates area Subject to Design Guidelines



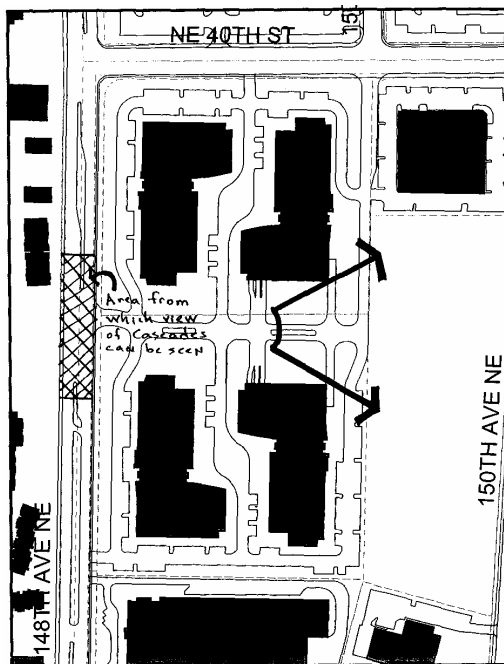
View 4. Figure 2. Puget Power Trail Section



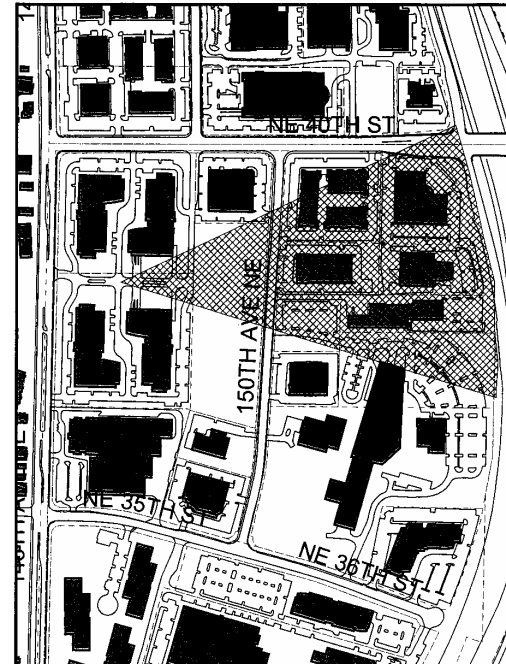
View 5. Shading illustrates area  
Subject to Design Guidelines



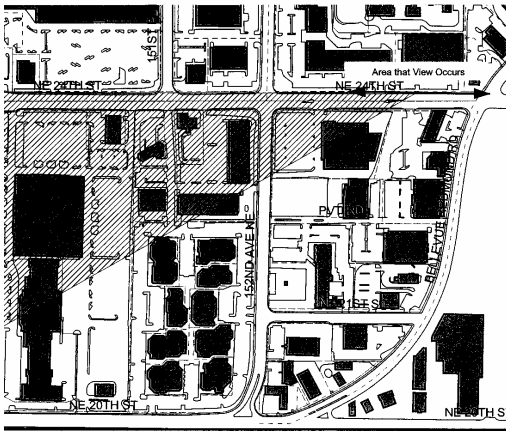
View 6. Shading illustrates area  
Subject to Design Guidelines



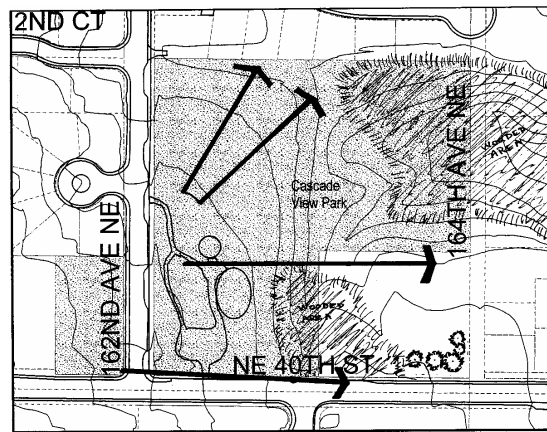
View 8. Figure 1. View of Cascade Range from  
148th Avenue NE



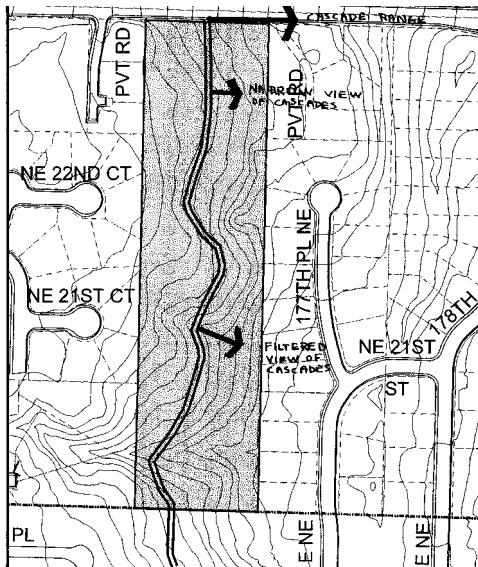
View 8. Figure 2. Shading illustrates area  
Subject to Design Guidelines



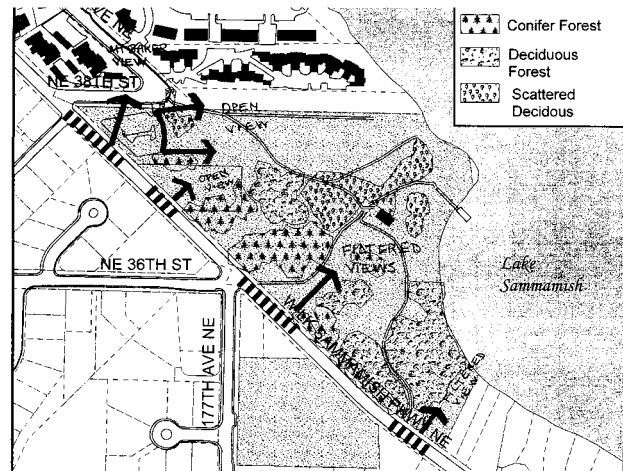
View 9. Shading illustrates area  
Subject to Design Guidelines



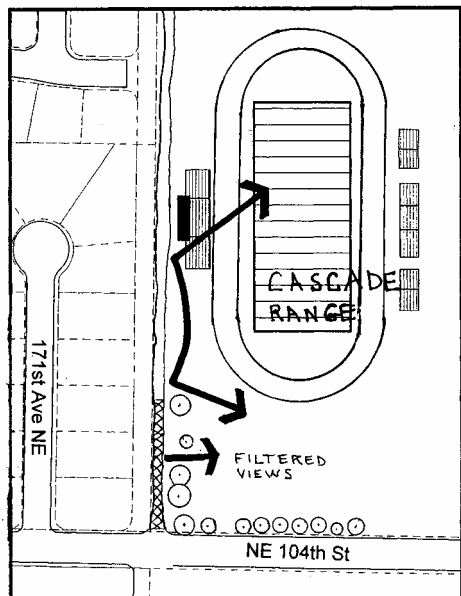
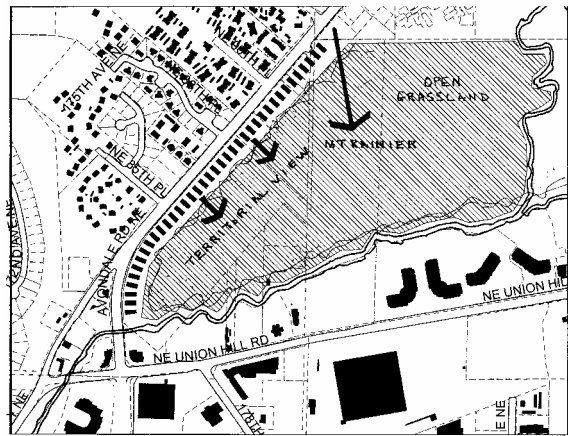
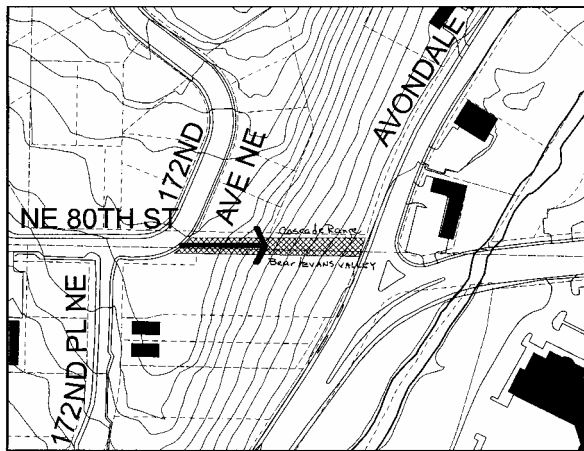
View 10. Cascade Park View Corridor Locations

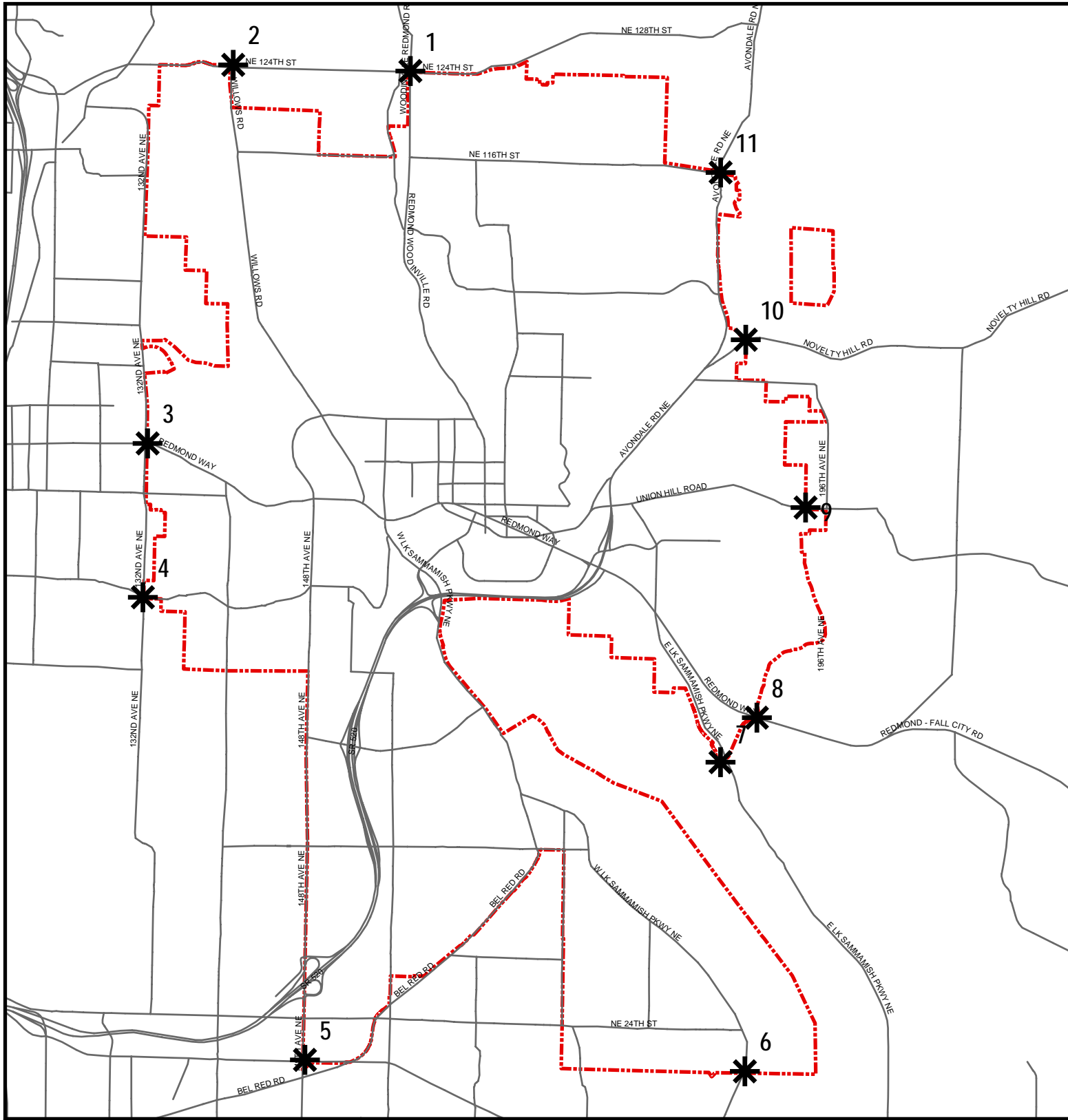


View 11. Viewpoint Open Space  
Primary View Locations



View 12. Idylwood Park View Corridor Locations





**Legend**

-  City Limit
-  Gateways

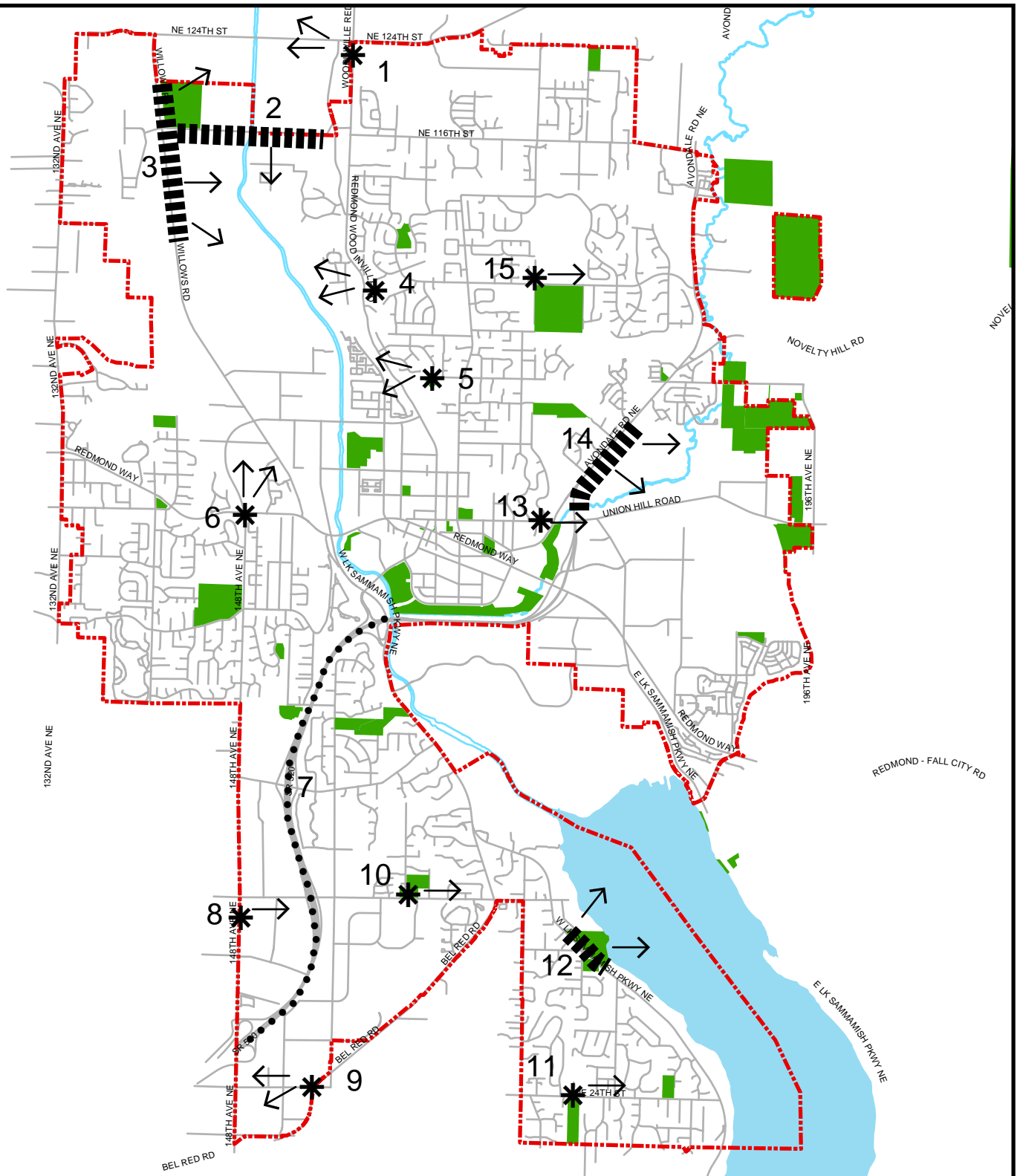


# **20D.45.40-10** **Gateways**



Note: See Descriptions in Table 20d.45.40-20

DATE



## Legend



City Limit



View Corridor Locations



Territorial Views



Intermittant Views



Park



**20D.45.50**

## Public View Corridors

0 2,500 5,000 Feet

NOTE: Arrows denote general location of the view.  
See diagrams for additional detail.

DATE